

**IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS**

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 0.541 acre (Parcel 22), described by metes and bounds in Exhibit "A" and owned by **KAREN LEA PARKER, MICHAEL PARKER and JANICE M. PARKER**, for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of County Road 110 South ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, widening, straightening, lengthening, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibit "A" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED that the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as she shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____ day of _____, 2015.

Dan A. Gattis
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel No.: 22S
Highway: CR 110
Limits: From: U.S. Highway 79
To: 300 feet north of CR 109 (Limmer Loop)

DESCRIPTION FOR PARCEL 22S

DESCRIPTION OF A 0.541 ACRE (23,554 SQ. FT.) PARCEL, LOCATED IN THE R. McNUTT SURVEY, ABSTRACT 422, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 1.54 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO KAREN LEA PARKER AND MICHAEL AND JANICE M. PARKER AND RECORDED IN DOCUMENT NO. 2008053457 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.541 ACRE (23,554 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a concrete monument found 301.30 feet left of Engineer's Centerline Station (E.C.S.) 177+61.24, said point being the southwest corner of said 1.54 acre tract, same being on the north line of a called 3.0 acre tract of land, as described in a deed to Leroy Starnes and recorded in Volume 946, Page 211 and 214 of the Deed Records of Williamson County, Texas (D.R.W.C.TX.);

THENCE N 87°12'19" E, with the common line of said 1.54 acre tract and said 3.0 acre tract, a distance of 249.84 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet left of E.C.S. 176+54.85, same being on the proposed west right-of-way line of County Road (CR) 110, for the **POINT OF BEGINNING** (Grid = N: 10176128.04, E: 3156198.18) of the parcel described herein;

THENCE, over and across said 1.54 acre tract, with the proposed west right-of-way line of CR 110, the following two (2) courses and distances numbered 1 and 2:

- 1) Being a curve to the left, having a radius of 1,132.00 feet, an arc distance of 223.83 feet, through a central angle of 11°19'44", and a chord that bears N 27°01'50" W, a distance of 223.83 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet left of E.C.S. 178+92.13, and
- 2) N 32°41'42" W, a distance of 6.85 feet to a 1/2-inch iron rod with an aluminum "WILLIAMSON COUNTY ROW" cap set 68.00 feet left of E.C.S. 178+98.98, same being on the existing south right-of-way line of CR 122 a variable width right-of-way (no record information found), same being the north line of said 1.54 acre tract;
- 3) **THENCE** N 87°57'17" E, with the existing south right-of-way line of said CR 122, same being the north line of said 1.54 acre tract, a distance of 120.80 feet to a 1/4-inch iron rod found 37.14 feet right of E.C.S. 178+39.02, same being on the existing west right-of-way line of CR 110, a variable width right-of-way (no record information found), said point being the northeast corner of said 1.54 acre tract;

THENCE, with the existing west right-of-way line of said CR 110, same being the east line of said 1.54 acre tract, the following three (3) courses and distances numbered 4 through 6:

- 4) S 34°41'03" E, a distance of 78.50 feet to a 1/4-inch iron rod found 45.79 feet right of E.C.S. 177+63.59,

- 5) S 14°30'33" E, a distance of 108.86 feet to a 1/4-inch iron rod found 27.69 feet right of E.C.S. 176+59.40, and
- 6) S 02°22'56" E, a distance of 34.89 feet to a 1/4-inch iron rod found 16.67 feet right of E.C.S. 176+26.90, said point being the southeast corner of said 1.54 acre tract, same being the northeast corner of said 3.0 acre tract;
- 7) **THENCE** S 87°12'19" W, with the common line of said 1.54 acre tract and said 3.0 acre tract, a distance of 75.73 feet to the **POINT OF BEGINNING**, and containing 0.541 acre (23,554 sq. ft.) of land, more or less.

*Area calculated by SAM, LLC.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 20th day of October, 2015.

SURVEYING AND MAPPING, Inc.
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300



William Reed Herring
Registered Professional Land Surveyor
No. 6355-State of Texas



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S02°22'56"E	34.89'
(L1)	(S32°24'24"E)	(78.59')
(L2)	(S12°10'06"E)	(108.84')
(L3)	(S00°03'56"E)	(34.86')
(L4)	(S89°28'33"W)	(338.81')

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	11°19'44" (LT)	1,132.00'	223.83'	223.46'	N27°01'50"W

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. C.R. 110 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM DANNENBAUM SCHEMATIC RECEIVED BY SAM, LLC, IN FEBRUARY, 2015.
- * AREA CALCULATED BY SAM, LLC.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

William Reed Herring
 WILLIAM REED HERRING
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6355, STATE OF TEXAS

10/20/2015
 DATE

TIME: 1:51:32 PM
 DATE: 10/20/2015
 FILE: J:\1014035067\100\Survey\06Plots\Parcel 225.dgn

PAGE 4 OF 4
 REF. FIELD NOTE NO. 18021

EXISTING	ACQUIRE	REMAINING
1.54 AC.	0.541 AC.	1.00 AC. LEFT

4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0375
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064500



RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 KAREN LEA PARKER AND
 MICHAEL & JANICE PARKER
 PARCEL 225
 0.541 AC. (23,554 SQ. FT.)

